



City of Nashua
Planning Department
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August 4, 2010

AMENDED AGENDA

To: NCPB Members

From: Planning Staff

Re: Meeting August 5, 2010

A regular meeting of the Nashua City Planning Board will be held on Thursday, at 7.00 p.m. in the City Hall Auditorium, 3rd floor, 229 Main Street. The Planning Staff will be available at 6:30 p.m. to answer any questions the Board or Public might have concerning the following proposed agenda.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – July 8, 2010
- D. Communications
- E. Report of Chairman, & Committee, & Liaison
- F. Executive Session

OLD BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

- 1. Trak Energy, LLC (Owner) - Application and acceptance of proposed conditional use permit to demolish existing buildings and reconstruct a gas station and canopy with associated site improvements. Property is located at 21 Canal Street. Sheet 41, Lot 60. Zoned “GI” General Industrial. Ward 3. **(Postponed from the July 8, 2010 Meeting)**

OLD BUSINESS - SUBDIVISION PLANS

- 2. Randy Turmel and DWC Acquisition Corp. (Owners) 125 Pine Hill Realty Trust (Applicant) Application and acceptance of proposed lot line relocation plan adjusting the boundary between Sheet F, Lot 36A and Sheet F, Lot 185 and subdivision of Lot 36A creating four new lots. Property is located at 125 Pine Hill Road and 20 University Drive. Zoned “R9” & “R30” Suburban Residence. Ward 1. **(Tabled from the July 8, 2010 Meeting)**

OLD BUSINESS – SITE PLANS

- 3. Trak Energy, LLC (Owner) - Application and acceptance of proposed site plan to demolish existing buildings and reconstruct a gas station and canopy with associated site improvements. Property is located at 21 Canal Street. Sheet 41, Lot 60. Zoned “GI” General Industrial. Ward 3. **(Postponed from the July 8, 2010 Meeting)**
- 4. DWA Hollis Properties (Owner) - Application and acceptance of proposed site plan amendment to show revised grading, unit layout and landscaping for an approved 40-unit single-family condominium development. Property is located at 502 West Hollis Street. Sheet E, Lot 83. Zoned “R9” Suburban Residence. Ward 5. **(Postponed from the July 8, 2010 Meeting)**

NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

NEW BUSINESS - SUBDIVISION PLANS

5. Gary & Kathleen Nelson and The Huntington at Nashua (Owners) World Schools (Applicant) - Application and acceptance of proposed subdivision to relocate a lot line. Property is located at 138 Spit Brook Rd & 55 Kent Lane. Sheet B - Lots 26 & 76. Zoned "R18" Suburban Residence & "PI" Park Industrial. Ward 8.

NEW BUSINESS – SITE PLANS

6. Association Doucet, Inc. (Owner) Sunsar Towers Northeast, LLC (Applicant) - Application and acceptance of proposed site plan to permit construction of a 180 foot multi-user monopole communications tower with associated ground support equipment. Property is located at 124 Ridge Road. Sheet B - Lot 55. Zoned "R18" Suburban Residence. Ward 9.
7. Pheasant Lane Mall FB, LLC (Owner) - Application and acceptance of proposed amendment to Site Plan # NR1729 to permit a change of use from retail to retail/restaurants in the former Macy's Department Store with associated site improvements. Property is located at 310 Daniel Webster Highway. Sheet A - Lot 737. Property is zoned "GB" General Business. Ward 8.
8. Anil & June Porbunderwala (Owners) - Application and acceptance of proposed site plan to permit a change of use from retail to a church. Property is located at 101 Elm Street. Sheet 97 - Lot 130. Zoned "RC" Urban Residence. Ward 4.

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.
2. Planning Board reappointments to the Capital Improvement Committee for a 2 year term to expire, August 1, 2012.
 - Laurence C. Szetela
 - Louise Trottier
3. Referral from the Board of Alderman on Proposed R-10-42, authorizing the acquisition of approximately 46.52 acres of land and improvements thereon at 35 Groton Road for the purchase price of Fifteen Thousand Forty-eight Dollars (\$15,048) per acre; authorizing the acquisition of a trail easement approximately 180 feet in length along the northerly side of Groton Road for the purpose of a bicycle/pedestrian trail; authorizing the conveyance of a conservation easement upon certain lands owned or to be owned by the City on said 46.52 acres to the Society for the Protection of New Hampshire Forests; and authorizing the payment of Ten Thousand Dollars (\$10,000) to the Society for the Protection of New Hampshire Forests for a stewardship endowment for maintaining the conservation easement.
4. Referral from the Board of Alderman on proposed R-10-44, authorizing the acquisition of property at 47 Pine Street, Tax Map 85, Lot 61, for a purchase price not to exceed Sixty-four Thousand Dollars (\$64,000).
5. Referral from the Board of Alderman on proposed O-10-25, regarding the Historic District Commission's review and notification process.

DISCUSSION ITEMS

1. Waivers for the Sober House on 7 Van Buren Street.
2. Waivers for possible subdivision at 35 Groton Road to create conservation lot.

NONPUBLIC SESSION

The Planning Board will need to make a motion to enter into a Nonpublic Session under RSA 91-A:3, II (e) for consideration or negotiation of pending claims or litigation which has been threatened in writing or filed against the public body.

NEXT MEETING

September 9, 2010

ADJOURN

WORKSHOP

None

ACCOMMODATIONS FOR THE SENSORY IMPAIRED

**"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED
WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."**

CONDUCT AT PLANNING BOARD MEETING

When the meeting is called to order, the only talking allowed in the Auditorium will be remarks addressed to the Chairman. Except for the original presentation of the subject or application, each person speaking for or against shall be limited to five (5) minutes until all have been given an opportunity to be heard, at which time each person may be allowed additional time if deemed necessary by the Board or the Chairman. When you are recognized by the Chairman, proceed to the podium, using the microphone, state your name and address and then make your comments. Courtesy is shown when you reserve your comments for the proper time.

PLEASE BE COURTEOUS

By Order of the Chair